

MEMORANDUM

November 6, 1969

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: JOHN D. WARNER, DIRECTOR
SUBJECT: ZONING COMMISSION

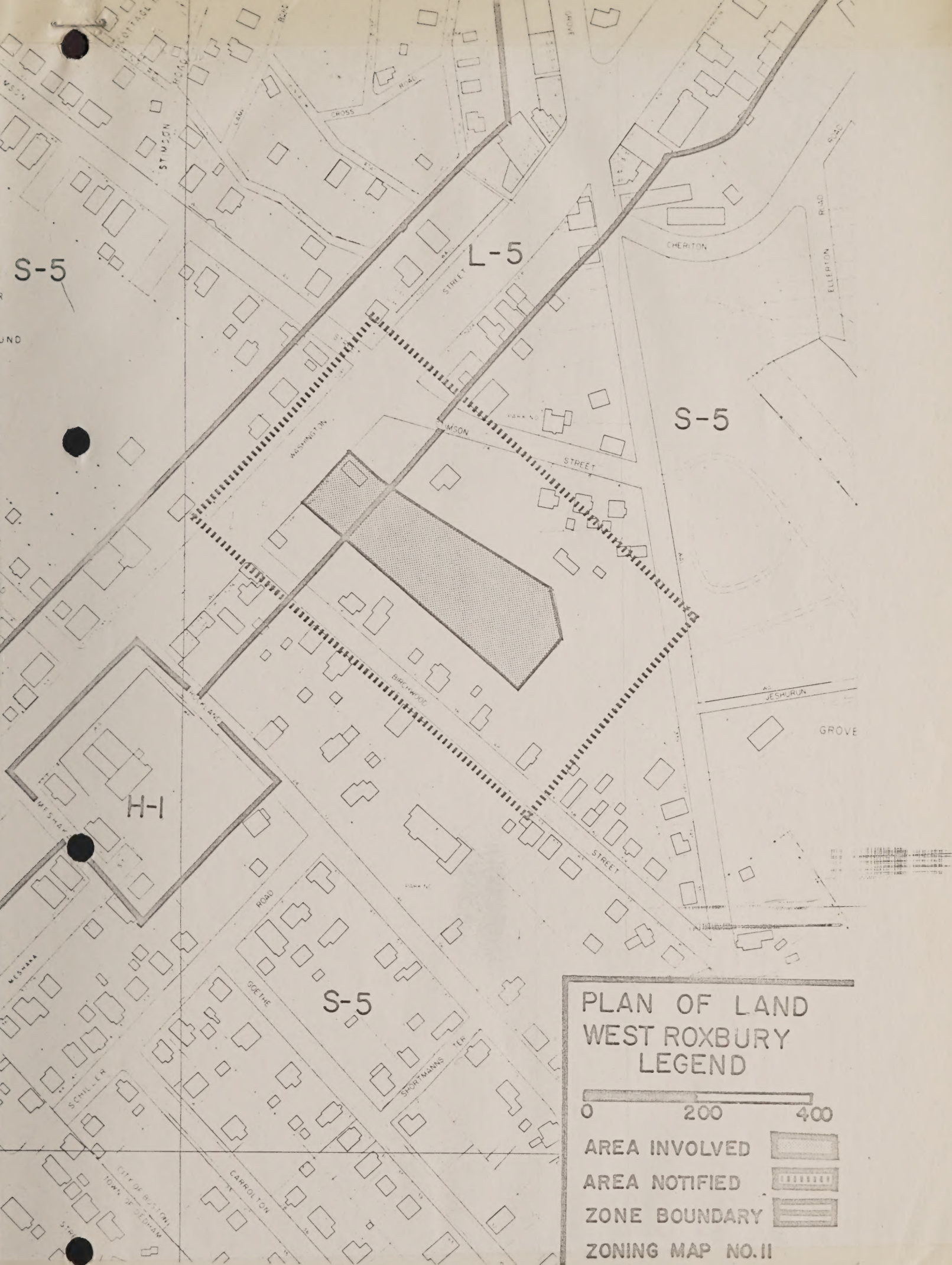
Re: Map Amendment Application No. 89
Richard George
525⁴ Washington St., West Roxbury

The petitioner seeks to change an area of land in West Roxbury from an L-.5 (Local Business) and an S-.5 (Single Family) District to an H-2 (Apartment) District. The parcel contains 70,950 square feet and occupies a large part of the interior of the block bounded by Washington, Stimson, Grove and Birchwood Streets, with 120' frontage on Washington Street. The abutting properties are devoted to single family use.

The property is about 400' north of other land on Washington Street which was rezoned H-1 by Map Amendment #32. This application is in line with a trend toward scattered apartments intruding into a low-density single family district, either by map amendment or variance. Each of these rezonings is subject to criticism as spot zoning.

H-2 zoning could allow a density of roughly 110 dwelling units per acre, contrasted to a maximum of 7.3 dwelling units per acre under S-.5 zoning. An H-2 District would represent an abrupt discontinuity of population density and building mass. It would have a detrimental effect on the single family and local business districts. It would put additional pressure on an already crowded elementary school.

VOTED: That in connection with Map Amendment Application No. 89, brought by Richard George to change 70,950 sq. ft. of land from a Single Family (S-.5) and Local Business (L-.5) District to an Apartment (H-2) District, the Boston Redevelopment Authority recommends denial. The unplanned apartment development which is taking place along Washington Street is in too sharp contrast with existing single family development in terms of population density, land coverage and building mass. This application for an H-2 District would allow four times the floor area ratio allowed on abutting single family houses and 15 times the density, in terms of dwelling unit per acre.



MEMORANDUM

November 6, 1969

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: Zoning Referrals

I. ZONING COMMISSION

Re: Map Amendment Application No. 90
428 Realty Corporation
Crawford & Geneva Streets, Roxbury

Petitioner seeks to change an area, containing approximately 5,270 square feet, from an H-1 (Apartment) District to a B-1 (General Business) District in the Washington Park section of Roxbury. The parcel is bounded generally by Crawford and Georgia Streets. In October 1966, upon petition of the Boston Redevelopment Authority, the Zoning Commission approved a change in zone for Parcel F-5 in the Washington Park Urban Renewal Area from H-1 to B-1. Subsequently, on March 10, 1967, the Authority sold the parcel to the petitioner, as developer, for the purpose of building and operating a commercial off-street parking facility. It then became known that the Authority inadvertently omitted a small portion of Parcel F-5 from the initial petition. The petitioner would now remedy the oversight by extending the existing B-1 zoning boundary line to include the remainder of the parcel and enable him to develop the parcel as a commercial off-street parking facility consistent with the Washington Park Urban Renewal Plan. Recommend approval.

VOTED: That in connection with Map Amendment Application No. 90, brought by the 428 Realty Corporation, Crawford & Georgia Streets, Roxbury, to change an area, containing approximately 5,270 sq. ft. from an Apartment (H-1) District to a B-1 (General Business) District in the Washington Park section of Roxbury, the Boston Redevelopment Authority recommends approval. In 1966, upon the petition of the Authority, the Zoning Commission rezoned Parcel F-5 in the Washington Park Urban Renewal Area from H-1 to B-1. The Authority subsequently sold the parcel to the petitioner. Through an oversight, a small portion of Parcel F-5 was omitted from the initial petition for a change in zone. This petition would remedy the oversight by extending the existing B-1 zoning boundary line to include the remainder of the parcel & enable the petitioner to develop the parcel as a commercial off-street parking facility consistent with the Washington Park Urban Renewal Plan.



PLAN OF LAND
ROXBURY
LEGEND

0 200 400

AREA INVOLVED



AREA NOTIFIED



ZONE BOUNDARY



ZONING MAP NO. 6

Map Amendment Application No. 92
Church Realty Trust
Huntington Avenue, West Newton &
Garrison Sts., Boston

Petitioner seeks to change an area of land containing approximately 51,674 square feet from a B-2 (General Business) District to a B-4U (General Business, Urban Renewal Area) District in the Fenway Urban Renewal Area of Boston. The parcel, designated Re-use Parcel 2, would be developed for the construction of an 11-story 306 unit Hotel and 240 car basement garage. Parcel 2 is bounded generally by Huntington Avenue, West Newton and Garrison Streets.

To develop the proposed Hotel would result in various zoning code violations with respect to dimensional requirements. The proposed zoning change and designation as an Urban Renewal Area would facilitate development of the proposed Hotel, provide relief from all dimensional requirements of the code except floor area ratio, off-street parking, off-street loading and permitted use provisions, and, eliminate the necessity of the petitioner seeking Board of Appeal approval for zoning code violations which are otherwise subject to the Design Review process of the Boston Redevelopment Authority. The proposed zoning change would be consistent with the Fenway Urban Renewal Plan. Recommend approval.

VOTED: That in connection with Map Amendment Application No. 92, brought by Church Realty Trust to change an area of land containing approximately 51,674 sq. ft. from a B-2 (General Business) District to a B-4U (General Business, Urban Renewal Area) District in the Fenway Urban Renewal Area of Boston, the Boston Redevelopment Authority recommends approval. The parcel, designated Re-use Parcel 2, would be developed for the construction of an 11 story 306 unit Hotel and 240 car basement garage. The proposed zoning change would facilitate development of the proposed Hotel, provide relief from all dimensional requirements of the code except floor area ratio, off-street parking, off-street loading and permitted use provisions, and, eliminate the necessity of the petitioner seeking Board of Appeal approval for zoning code violations which are otherwise subject to the Design Review process of the Boston Redevelopment Authority. The proposed zoning change would be consistent with the Fenway Urban Renewal Plan.



PLAN OF LAND BOSTON PROPER LEGEND

0 200 400

- AREA INVOLVED
- AREA NOTIFIED
- ZONE BOUNDARY

ZONING MAP NO.1

MEMORANDUM

November 6, 1969

TO: Boston Redevelopment Authority
FROM: John D. Warner, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-1642
Thomas A. Ward
48 Cummins Highway, Roslindale

Petitioner seeks a Forbidden Use Permit for a change of occupancy from a one family dwelling to a one family dwelling and real estate office in a Residential (R-.5) district. The proposal would violate the code as follows:

Sect. 8-7 A real estate office is Forbidden in an R-.5 district. The property, located on Cummins Highway near the intersection of Lindall Street, contains a 1½ story frame dwelling. The petitioner would utilize a room on the first floor of the residence for the proposed real estate office. The proposal would be compatible with other uses in this residential-commercial neighborhood. The staff recommends that any proposed sign comply with the provisions of Section 11-1 of the code. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1642, brought by Thomas A. Ward, 48 Cummins Highway, Roslindale for a Forbidden Use Permit for a change of occupancy from a one family dwelling to a one family dwelling and real estate office in a Residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided that any proposed sign comply with the provisions of Section 11-1 of the code. The proposed real estate office is compatible with other uses in this residential-commercial neighborhood.



Z-1642
48 CUMMINS HWY.
(ROS.)

Re: Petition No. Z-1643
Elizabeth Angeles
149 Hillside Street, Roxbury

Petitioner seeks a Forbidden Use Permit and three variances for a change of occupancy from three apartments to four apartments in an Apartment (H-1) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	Any dwelling converted for more families and not meeting at least $\frac{1}{2}$ the requirements of lot area and open space is Forbidden in an H-1 zone district.		
Sect. 14-2	Lot area for additional dwelling unit is not provided.	1000 sf/du	0
Sect. 15-1	Floor area ratio is excessive	1.0	2.2
Sect. 17-1	Open space is insufficient	400 sf/du	251 sf/du

The property, located on Hillside Street near the intersection of Wait Street, contains a three story brick structure. The petitioner would utilize the basement for the proposed apartment. The grade of the property slopes steeply from front to rear. A small apartment, consisting of one or two rooms only, could be accommodated at the rear of the structure. The lot area violation is existing and the open space deficiency would be increased minimally. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1643, brought by Elizabeth Angeles, 149 Hillside St., Roxbury, for a Forbidden Use Permit and variances of insufficient lot area for additional dwelling unit, open space and excessive floor area ratio for a change of occupancy from three apartments to four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided that the proposed basement apartment is located entirely at the rear of the structure and the number of rooms is limited to two. The small apartment would have no adverse effect on adjacent properties.



Re: Petition No. Z-1646
Mass. Bay United Fund
401 Commonwealth Avenue, Boston

Petitioner seeks a Forbidden Use Permit and a variance for a change of occupancy from a one family dwelling to an office building in an Apartment (H-5) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 An office building is Forbidden in an H-5 district.		
Sect. 23-4 Off-street parking is not provided	7 spaces	0

The property, located on Commonwealth Avenue between Charlesgate East and Massachusetts Avenue, contains a five story brick structure. The proposed office use would be undesirable and an encroachment on this residential neighborhood. The off-street parking deficiency would only increase the existing shortage. Recommend denial.

VOTED: That in connection with Petition No. Z-1646, brought by Mass. Bay United Fund, 401 Commonwealth Avenue, Boston, for a Forbidden Use Permit and a variance of off-street parking not provided for a change of occupancy from a one family dwelling to an office building in an Apartment (H-5) district, the Boston Redevelopment Authority recommends denial. The proposed office use would be undesirable and an encroachment on this residential neighborhood. The off-street parking deficiency would only increase the existing shortage.

The map displays a grid of streets and building footprints. Key streets include Beacon Street, Charlesgate East, and Commonwealth Avenue. A large area is labeled 'THE SOMERSET HOTEL'. A specific lot is highlighted with a black box and labeled 'Z-1646 401 COMM. AVE. (B.P.)'. The map also shows various lot numbers and street names like 'MARLBOROUGH' and 'COMMONWEALTH'.

Re: Petition No. Z-1649
C & H Trust
989-997 Commonwealth Avenue, Boston

Petitioner seeks a variance for a change of occupancy from wholesale book distributors office and warehouse to an office building in a General Business (B-2) and Industrial (I-2) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 23-1 Off-street parking is insufficient	30 spaces	12 spaces

The property, located on Commonwealth Avenue near the intersection of Babcock Street, contains a two story masonry structure. The proposed office use is consistent with the general character of this commercial area. The staff recommends that the petitioner provide off-street parking and should ascertain in writing, to the Board of Appeal the acquisition of space for the required off-street parking facilities either through purchase or lease. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1649, brought by C & H Trust, 989-997 Commonwealth Avenue, Allston, for a variance of insufficient off-street parking for a change of occupancy from wholesale book distributors office and warehouse to an office building in a General Business (B-2) and Industrial (I-2) district, the Boston Redevelopment Authority recommends approval provided the required off-street parking is provided. The petitioner should ascertain in writing, to the Board of Appeal the acquisition of space for the required off-street parking facilities either through purchase or lease.



AVE.

ALCORN

Z-1649

989-997 COMM. AVE.

(BRI.)

STREET

ST

COMMONWEALTH

BABCOCK

1055

21,280

24,40

1045

1043

1041

1039

19,058

11,675

18,462

12,201

38,296

WALL

PARKING

PARKING

1003

265

12,000

1001

22,000

985

22,000

983

10,022

975

PARKING

14,832

971

969

967

965

20,000

458,873

35,262

8952

1056

30

PARKING

PARKING

PARKING